



Beth Knight

6/20/14

RESIDENTIAL BOARD OF ADJUSTMENT

D E C I S I O N S

Wednesday, June 18, 2014

1:30 PM

1000 Throckmorton

City Council Chamber

2nd Floor – City Hall

Fort Worth, Texas 76102

For More Docket Information Visit:

<http://fortworthtexas.gov/planninganddevelopment/boards>

BOARD MEMBERS:

Paul Johnston, Vice Chair

P

Ronald R. Shearer

P

Vacant

-

Dan Moore (Alternate)

P

De De Smith

P

Clifford (Carl) Logan, Chair

P

Wade Chappell

P

Eunice Givens

P

Darien George

P

I. 12:30 P.M. LUNCH/WORK SESSION Pre-Council Chamber

A. Review of Cases on Today's Agenda

B. Additional Duties Assigned by City Council

II. 1:30 P.M. PUBLIC HEARING Council Chamber

- A. Approval of Minutes of May 21, 2014 Hearing, with corrections APPROVED (6- 0-2)**
to BAR-14-058 stipulating a time limit of 5 years

B. Translation Cases

- 1. BAR-14-092 Isabel & Maria Flores**
2321 Emily Drive

- a. Request a **VARIANCE** in an "A-5" One-Family District to permit the construction of a carport that encroaches five feet into a five-foot side yard setback, creating a zero-foot setback.

CONTINUED TO JULY 16, 2014 (8-0)



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2. **BAR-14-094** **Lilia Vitolas**
2124, 2128, 2132 May Street
 - a. Request a **SPECIAL EXCEPTION** in an "A-5" One-Family District and "B" Two-Family District to permit the construction of a 5-foot open-design fence in the front yard.
APPROVED "a" (7 – 1)
 - b. Request a **VARIANCE** in an "A-5" One-Family District and "B" Two-Family District to permit the construction of an open-design fence approximately 8 feet in height, excessive by 3 feet, in the front yard.
DENIED "b" (8 – 0)
3. **BAR-14-096** **Alma Manjarrez by Jorge Manjarrez**
2728 Meadowbrook Drive
 - a. Request a **VARIANCE** in a "B" Two-Family District to permit the continued use of a driveway covering 100 % of the front yard, where 50% coverage is allowed, excessive by 50%.
MOTION TO APPROVED FAILED FOR LACK OF SEVEN AFFIRMATIVE VOTES (0 – 8)
4. **BAR-14-100** **Enrique & Griselda Armendariz**
832 Holden Street
 - a. Request a **SPECIAL EXCEPTION** under the "A-5" One-Family District regulations to permit the construction of a front yard carport where none is allowed. **STIPULATING THAT THE CARPORT DOES NOT EXTEND MORE THAN FOUR FEET IN FRONT OF THE HOUSE.**
 - b. Request a **VARIANCE** under the "A-5" One-Family District regulations to permit the construction of a carport that would encroach approximately 5 feet into the 5-foot side yard setback, creating a 0-foot side yard setback.
APPROVED (8 – 0)

B. Continued Cases



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5. **BAR-14-062** Sylvia Pinneda
continued 6437 Malvey Avenue
a. Request a **SPECIAL EXCEPTION** in an "A-7.5" One-Family District to permit the construction of a 5-foot open-design fence in the northeastern portion of the front yard.

MOTION TO APPROVED FAILED FOR LACK OF SEVEN AFFIRMATIVE VOTES (0 – 8)

6. **BAR-14-074R** Cindy Turner
continued 840 Claycourt Circle
a. Request a **SPECIAL EXCEPTION** in an "A-5" One-Family District to permit the construction of a 4-foot wood screening fence in the projected front yard from an adjacent lot.
b. Request a **VARIANCE** in an "A-5" One Family District to permit the construction of a fence 6 feet in height, excessive by 2 feet in the projected front yard from an adjacent lot.

APPROVED (8 – 0)

7. **BAR-14-075** Larry & Min Stone
continued 1412 N. Riverside Drive
a. Request a **VARIANCE** in an "A-7.5" One-Family District to permit the construction of an approximately 22-foot tall habitable accessory structure that is taller than the primary structure.

MOTION TO APPROVED FAILED FOR LACK OF SEVEN AFFIRMATIVE VOTES (3 – 4 – 1)

8. **BAR-14-078** Tim Allen Holding, LP
continued 2700 Gordon Avenue
a. Request a **VARIANCE** in an "A-5" One-Family District to permit the construction of a residence that would encroach approximately 5 feet into the 10-foot side yard setback, creating a 5-foot side yard setback.

MOTION TO APPROVED FAILED FOR LACK OF SEVEN AFFIRMATIVE VOTES (0 – 8)

9. **BAR-14-090** Mark & Julie Anderson
continued 4025 Harlanwood Drive
a. Request a **VARIANCE** in an "A-5" One-Family District to permit the construction of a new residence with a 25-foot front yard setback, where a 33-foot setback is required, deficient by 8 feet.

MOTION TO APPROVED FAILED FOR LACK OF SEVEN AFFIRMATIVE VOTES as REQUEST WAS NOT NEEDED (2 – 6)

- b. Request a **VARIANCE** in an "A-5" One-Family District to permit the construction of a new residence with a 25-foot projected front yard setback, where a 36-foot setback is required, deficient by 11 feet.

APPROVED (8 – 0)

D. New Cases



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10. **BAR-14-091**

Larry & Patti Brogdon by Rob Baldwin
7928 Summit Cove

- a. Request a **SPECIAL EXCEPTION** in an "A-5" One-Family District to permit the construction of a 5 foot open-design fence in the front yard.
- b. Request a **VARIANCE** in an "A-5" One-Family District to permit the construction of an open-design fence 6 feet 6 inches in height, excessive by 1 foot 6 inches in the front yard.
- c. Request a **SPECIAL EXCEPTION** in an "A-5" One-Family District to permit the construction of a 4 foot solid fence in the front yard.
- d. Request a **VARIANCE** in an "A-5" One-Family District to permit the construction of a solid fence 6 feet in height, excessive by 2 feet in the front yard.

APPROVED (8 – 0)

11. **BAR-14-093**

John & Linda Murphy
3761 Regency Circle

- a. Request a **VARIANCE** in an "A-5" One Family District to permit the continued use of a wood screening fence ten (10) feet in height, excessive by two (2) feet, on the side yard.

CONTINUED TO JULY 16, 2014 (8 – 0)

12. **BAR-14-095**

James Connelly
6758 Works Street

- a. Request a **VARIANCE** in an "A-5" One-Family District to permit the continued use of storage buildings which are secondary structures without an existing primary structure.
- b. Request a **VARIANCE** in an "A-5" One-Family District to permit the permanent placement of a shipping container where a maximum of 30 days is allowed.

MOTION TO APPROVED FAILED FOR LACK OF SEVEN AFFIRMATIVE VOTES (0 – 7)



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13. **BAR-14-097**

David Weekly Homes by Bureau Veritas NA
3778 W. 5th Street

- a. Request a **VARIANCE** under the "A-5" One-Family requirements to permit the construction of a single family dwelling that covers approximately 54 percent of the lot, where 50 percent is allowed, excessive by 4 percent.

MOTION TO APPROVED FAILED FOR LACK OF SEVEN AFFIRMATIVE VOTES (1 – 6)

14. **BAR-14-098**

Patrick Anderson
7712 Lake Highlands Drive

- a. Request a **VARIANCE** in an "A-5" One-Family District to permit the continued use of a 16-foot tall storage shed, where 12-foot tall structures are allowed, and waiving the additional setback for accessory structures over 10 feet tall.
- b. Request a **VARIANCE** in an "A-5" One-Family District to permit the continued use of a storage shed that encroaches 2 feet 6 inches into a 5-foot side yard setback, creating a 2 foot 6 inch setback.
- c. Request a **VARIANCE** in an "A-5" One-Family District to permit the continued use of a storage shed that encroaches 2 feet 6 inches into a 5-foot rear yard setback, creating a 2 foot 6 inch setback.

CONTINUED TO JULY 16, 2014 (7 – 0)

15. **BAR-14-099**

Donald C Reynolds by Paper Kites Studio
4204 Ridgehaven Court

- a. Request a **VARIANCE** in an "A-43" One-Family District to permit the construction of a cabana that would encroach approximately 12 feet into a 25-foot side yard setback, creating a an approximate 13-foot setback.

APPROVED (7 – 0)

16. **BAR-14-101**

Dee Finley, Jr
2412 Medford Court East

- a. Request a **VARIANCE** in an "A-5" One-Family District to permit the construction of porte cochere that would encroach approximately 4 feet 6 inches into the 5-foot side yard setback, creating a 6 inch side yard setback.

CONTINUED TO JULY 16, 2014 (7 – 0)

17. **BAR-14-102**

Jerry Pierce
2115 N. Edgewood Terrace

- a. Request a **VARIANCE** in an "A-10" One-Family District to permit the continued use of secondary structures without an existing primary structure.
- b. Request a **SPECIAL EXCEPTION** in an "A-10" One-Family District to permit the construction of a 4-foot wood screening fence in the front yard.
- c. Request a **VARIANCE** in an "A-5" One Family District to permit the construction of a fence 8 feet in height, excessive by 4 feet in the front yard.

CONTINUED TO JULY 16, 2014 (7 – 0)

III. ADJOURNMENT:

5:20 PM

ASSISTANCE AT THE PUBLIC MEETINGS:

Fort Worth City Hall is wheelchair accessible. Persons with disabilities who plan to attend this meeting and who may need accommodations, auxiliary aids, or services such as interpreters, readers, or large print are requested to contact the City's ADA Coordinator at (817) 392-8552 or e-mail ADA@FortWorthTexas.gov at least 48 hours prior to the meeting so that appropriate arrangements can be made. If the City does not receive notification at least 48 hours prior to the meeting, the City will make a reasonable attempt to provide the necessary accommodations.



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ASISTENCIA DURANTE LA REUNION PUBLICA:

El Edificio Municipal de la Ciudad de Fort Worth, City Hall, tiene acceso para silla de ruedas. Se solicita a las personas que planean asistir a esta reunión y que necesitan servicios de intérpretes o lectores/impresiones con letra grande que se comuniquen con el Coordinador de la Asociación Americana de Discapacitados (ADA) de la Ciudad, llamando al teléfono (817) 392-8552 o por correo electrónico a ADA@FortWorthTexas.gov por lo menos 48 horas antes de la reunión para que se hagan los arreglos adecuados. Si la Municipalidad no recibe una notificación por lo menos 48 horas antes de la reunión, ésta hará un intento razonable para proporcionar los servicios auxiliares necesarios.

Executive Session.

A closed Executive Session may be held with respect to any posted agenda item to enable the Commission to receive advice from legal counsel, pursuant to Texas Government Code, Section 551.071.